

BECOME THE ULTIMATE INVESTMENT & COMMERCIAL REAL ESTATE CONSULTANT WITH THE ANALYZRE TOOLS!

Be able to answer your investors' questions in a matter of minutes instead of days! The AnalyzRE TOOLS will empower you as the go-to guru in handling your client's Investment & Commercial Real Estate concerns. Find the Maximum Value for a Parcel of Land, Compare Alternate Investments with your Subject Income Property, See the Necessary Cap Rate to Satisfy your Clients' Cash-on-Cash Expectations, and so much more! You can...

Tax Consequence or Net Proceeds on Sale of an Investment Property

1	\$1,000,000	Initial Purchase Price & or Basis
2	\$700,000	Current Adjusted Basis (Land & Improvements)
3	\$300,000	Federal Depreciation Recapture Amount (Line 1 - Line 2)
4	\$500,000	Current Market Value or Sales Price
5	\$1,200,000	Current Taxable Balance
6	\$400,000	Share Equity Portion (Line 4 - Line 5)
7	\$800,000	Share Capital Gains Income Tax Base
8	34.00%	Severance Tax / Federal Depreciation Recapture Rate
9	\$272,000	Federal Depreciation Recapture Amount
10	25.00%	Severance Tax as a Percent of Sales Price
11	\$200,000	Cost of Sale (Line 10 X Line 9)
12	\$1,000,000	Adjusted Sales Price (Line 4 - Line 11)
13	\$1,000,000	Total Capital Gain at Time of Sale (Line 12 - Line 1)
14	\$200,000	Share Tax Due on Sale (Line 13 X Line 7)
15	\$800,000	Federal Capital Gains Income Tax Due on Sale (Line 13 X Line 8)
16	\$200,000	Federal Depreciation Recapture Tax Due on Sale (Line 9 X Line 9)
17	\$400,000	Total Tax Due (Line 14 + Line 15 + Line 16)
18	\$327,900	Total Tax Due (Line 17 - Line 18)
19	\$672,100	Net Proceeds to Seller (Line 6 - Line 18)
20	\$700,000	Net Proceeds to Seller (Line 6 - Line 11 - Line 18)

Comments: This report does not take into account state and local taxes. The amount is not available to the investor. Consult your accountant for more information.

Maximum Loan Amount for a Commercial/Investment Property.

The following real estate calculator can be used to calculate the maximum loan a lender would be willing to make, when debt coverage ratio factor exceeds the loan amount.

Property Type	Apartment
Value of Property	\$2,100,000
Gross Schedule Income	\$195,000
Variable Factors	5.00%
Operating Expenses	\$150,000
Operating Income	\$45,000
Debt Coverage Ratio	1.2
Annual Interest Rate	6.50%
Amortization Period (years)	30
Monthly Loan Payment	\$8,118.54
Maximum Loan Amount	\$1,284,441.13

Cap Rate: 5.69%
36.23% of Gross Schedule Income
10.71% CMRA

4 Economic Benefits of Income Producing Real Estate Vs Return on Alternative Investments

	Income Property	Alternative Investment
Sales Price	\$2,095,000	\$628,500
Initial Loan	\$1,464,500	
Down Payment or Alternative Investment	\$630,500	
Gross Schedule Income (Annual)	\$190,710	
Variable (% of GSI)	(\$3,534)	
Operating Expenses (% of GSI)	(\$67,744)	
Net Operating Income	\$119,431	
1/1 Loan	\$7,200	
6.5% Loan	(\$17,347)	
Cash flow before Income Taxes	\$92,084	
Appreciation factor or All rate of return	34.00%	8.00%
Amount of property appreciable	\$720,000	
Property appreciation schedule	\$10,200	
Margin Income Tax Impact	\$81,884	
Cash flow before taxes	\$173,968	
Income Tax Savings (Taxes)	(\$17,347)	
Loan Pay Down by Amortization	(\$17,347)	
Total Return	18.72%	5.34%
Rate of Return on Investment	18.72%	

- * Compare 4 Economic Benefits of R.E. Ownership vs. Alternative Investments
- * Find the Maximum Value for a Parcel of Land (for Commercial & Residential)
- * Find the Loan Constant for any Loan, Amortization Period & Interest Rate
- * Find the Maximum Loan Obtainable Based on Debt Coverage Ratio (DCR)
- * Find the Internal Rate of Return (IRR) on any Series of Cash Flows
- * Find the Cap Rate Required for a Specific Cash-on-Cash Demand
- * Calculate the Tax Consequence on the Sale of an Investment Property
- * Loan Payment & Amortization Table Calculator
- * Variable Interest Loan Amortization Schedules
- * Loan Paydown Analysis

No Subscription Fees, Just a One Time Price of \$225.00 !!!

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